

RFP / RFQ
Comprehensive Revisions to
Hamden Zoning Regulations & Maps

I. INTRODUCTION

A Very Short History of Hamden, Connecticut

Hamden was originally settled in 1638 as an alliance between small independent-minded villages. These areas have retained some of their original identity although time, however time has taken its toll. Hamden's population has grown from 20,000 in 1920 to almost 60,000 at present and encompasses just over 33 square miles.

Hamden's development pattern is a progression from urban fabric at its southern border with New Haven, to suburban and then rural areas at its northern border with Cheshire. Hamden boasts a diverse population and a rich landscape with mountains, forests, rivers and streams, parks and hiking trails. It is also home to Quinnipiac University and The Paire School of Art.

Overview:

The purpose of this RFP/RFQ is to identify a highly creative and qualified professional team that can work closely with the Town Planner and others to craft new Zoning Regulations for the Town of Hamden. Legal creativity is encouraged.

The new Zoning Regulations should:

1. Be consistent with the Plan of Conservation & Development;
2. Appropriately combine the best of use-based and form-based zoning;
3. Implement "Smart Growth" principles;
4. Promote ecological and civic responsibility as well as desirable economic development.

Other Goals of the new Hamden Zoning Regulations:

A. Social & Cultural:

1. Establish a greater sense of community among Hamden's diverse residents by strengthening a series of neighborhood centers that encourage formal and informal social interaction;
2. Consider Town/Gown conflicts and opportunities near Quinnipiac University;
3. Identify design features that can reduce the possibility of crime.

B. Transportation & Parking:

1. Zone areas so that reliance on the automobile is reduced and alternate transit opportunities (bus, bike, pedestrian) are encouraged;
2. Determine realistic parking needs.

C. Environment and Natural Resource Protection:

1. Encourage the preservation and enhancement of natural resources;
2. Develop the Town as an environmental asset that is sustainable and that promotes responsible stewardship of ecological resources.

D. Recreation:

1. Encourage formal and informal public spaces;
2. Develop design guidelines that encourage a year-round sense of community.

E. Infrastructure:

1. Enhance Hamden's village-like character and human scale development;
2. Identify zoning opportunities near mass transit sites, the Farmington Canal Walking Trail, the Wilber Cross Parkway and Interstate 91;
3. Accommodate housing types that can serve a population with diverse economic and physical needs;
4. Define architectural and sign design guidelines;
5. Incorporate Best Management Practices for storm water management, sedimentation, erosion and flood control.

F. Economics:

1. Identify areas conducive to economic development;
2. Allow for responsible expansion of the Town's tax base.

Clarity, internal consistency and ease of use are high priorities.

II. PROCEDURES & REQUIREMENTS

The Town of Hamden, through the successful respondent, will conduct community workshops to identify issues that will inform the newly crafted Zoning Regulations and Zoning Maps. These workshops will also be used to educate the public about what zoning regulations can and cannot do and the pros and cons of use- and form-based zoning.

Additionally, input from Town staff, land use commissioners and elected officials, will be solicited.

A team's complete response to this RFP/RFQ should include:

- ☐ Qualifications for, and experience with conducting public workshops, soliciting public opinion, analyzing data and drafting legally defensible zoning regulations;
- ☐ Names of all principals working on this project, their qualifications, their specific roles and the amount of time they will spend on this project;
- ☐ Experience with merging use-based and form-based zoning (examples are encouraged);
- ☐ Proposed software to be used for mapping and word processing;
- ☐ Methods for solicitation and analysis of public input;
- ☐ Documentation of the team's ability to quickly and economically demonstrate graphically the full build-out effect of a variety of alternative regulations;
- ☐ Timetable for entire project, including milestones;
- ☐ Proposed budget.

III. FINAL DELIVERABLES

- ☐ A final draft of comprehensive zoning regulations and corresponding maps for the Town of Hamden for review by Town Planning Staff and Planning & Zoning Commissioners;
- ☐ Digitized zoning maps that are easily reproducible and manipulated;
- ☐ The final draft of Regulations should be presented on or before **February 1, 2008**;
- ☐ Analysis and raw data must be provided. Attendance sheets for all public meetings including names and addresses of participants should be submitted separately;
- ☐ Participation in the Planning and Zoning public hearings.

IV. AVAILABLE ONLINE RESOURCES

Hamden's current Zoning Regulations and Plan of Conservation & Development are available online at:

<http://www.hamden.com/content/43/85/138/655/default.aspx>

V. DEADLINE FOR RESPONSE

Only complete responses will be reviewed. All responses must be delivered to:

Judi Kozak
Purchasing Department
Hamden Government Center
2750 Dixwell Avenue
Hamden, CT 06518

All responses must be received by 4PM, Friday, January 19, 2007.